



# DOWNTOWN OFFICE SUITES FOR LEASE

15 North 1<sup>st</sup> St., Belleville, IL 62220

**BARBERMURPHY**  
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# AREA MAP

15 North 1<sup>st</sup> St., Belleville, IL 62220

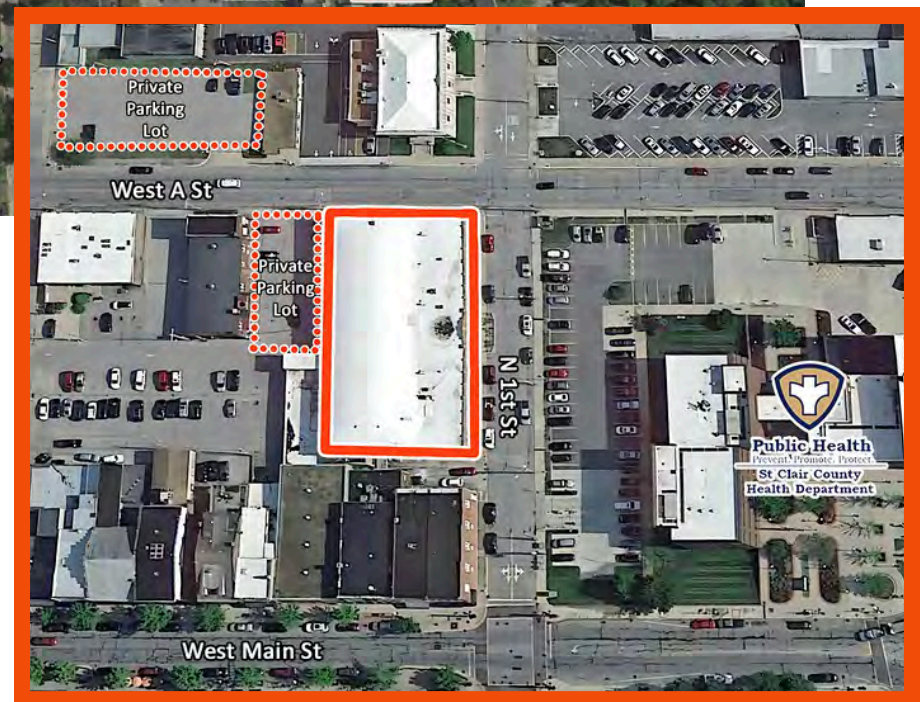


## LOCATION OVERVIEW

Located 1 block from St. Clair County Courthouse and within walking distance of numerous shops and restaurants. Belleville's Downtown Public Square is home to countless events, festivals, parades and concerts throughout the year.

2 Private Parking Lots available to tenant - 55 total parking spots

Link - [Belleville Main Street](#)



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## PROPERTY DETAILS

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### 2nd Floor - 2,700 SF Office Space

- Open Air Work Stations with Multiple Private Offices
- Elevator Access
- Shared amenities on the 1<sup>st</sup> Floor - Bar/Lounge/Presentation Room

### Ground Level - 750 SF Suite

- Located on Main Level
- Kitchenette & Private Restroom
- Street Access

**Lease Rate: \$16.00/SF, Full Service**

# PROPERTY PHOTOS

15 North 1<sup>st</sup> St., Belleville, IL 62220

1ST FLOOR SHARED PRESENTATION ROOM



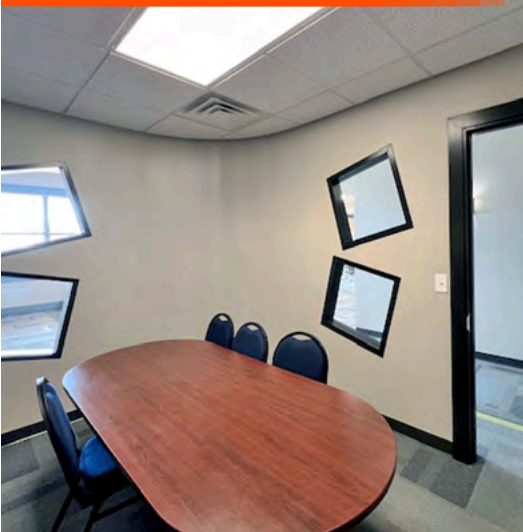
1ST FLOOR BAR AREA



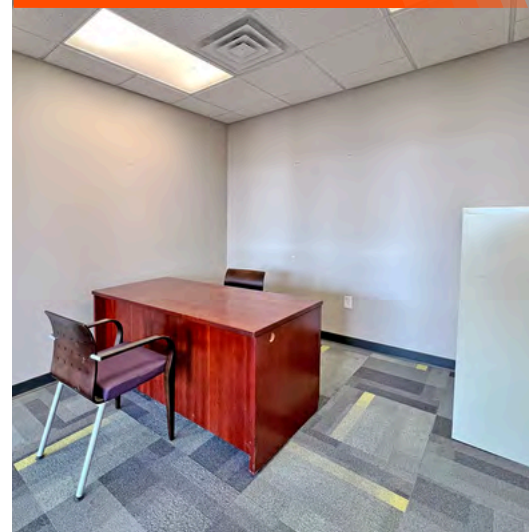
1ST FLOOR LOUNGE



2ND FLOOR MEETING ROOM



2ND FLOOR OFFICE



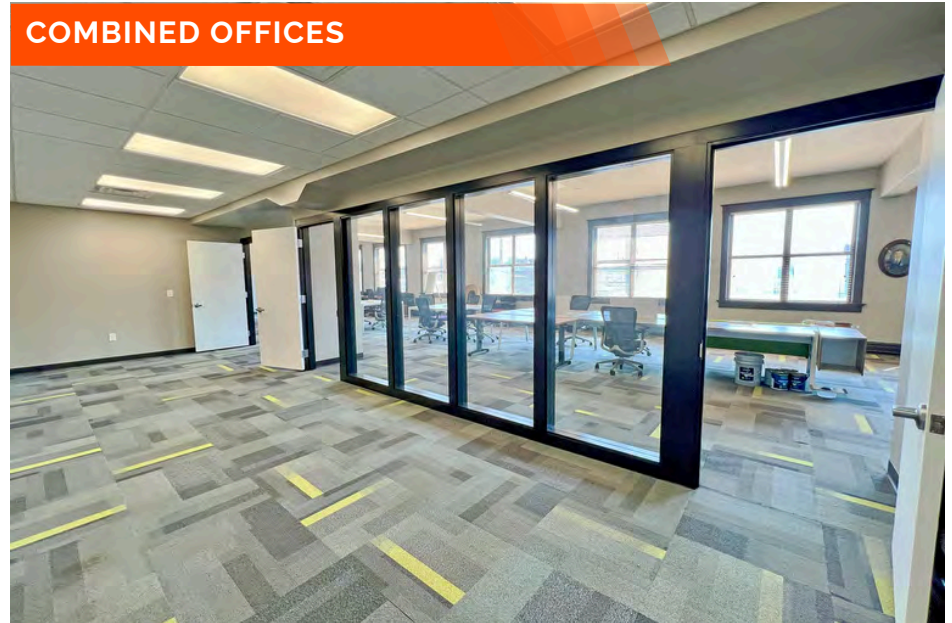
# PROPERTY PHOTOS - 2<sup>nd</sup> FLOOR

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KITCHENETTE



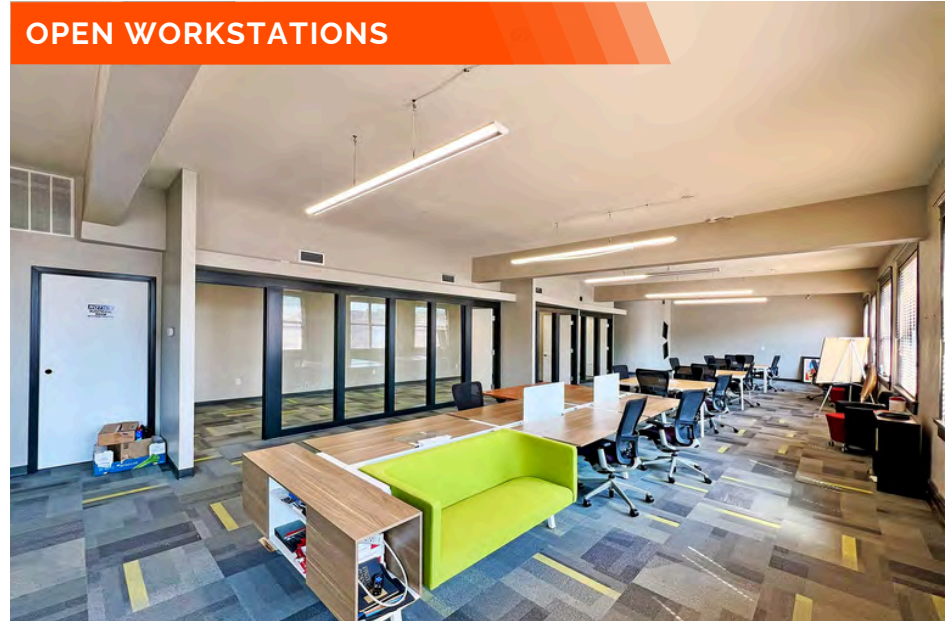
COMBINED OFFICES



COMMON SPACE



OPEN WORKSTATIONS



# OFFICE PROPERTY SUMMAR

15 N FIRST ST

**LISTING #** 2357

## LOCATION DETAILS:

Parcel # 27,624  
County: IL - St. Clair  
Zoning: C-2 Heavy Commercial - City of Belleville

## PROPERTY OVERVIEW:

Building SF: 27,624  
Vacant SF: 3,450  
Usable Sqft: 3,450  
Min Divisible SF: 750  
Max Contig SF: 2,700  
Office SF: 3,450  
Signage: Building,Pylon  
Lot Size: 0.80 Acres  
Frontage: 198  
Depth: 166  
Parking Spaces: 55  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 1923  
Renovated: 2015  
Ceilings: 9' - 10'  
Construction Type: Brick



## LEASE INFORMATION:

Lease Rate: \$16.00  
Lease Type: Full Service

## FINANCIAL INFORMATION:

Taxes: \$21,422.78  
Tax Year: 2024

## DEMOGRAPHICS:

Traffic Count: 11,700 on IL 159

## Property Description

2700 SF office space in downtown Belleville. 2nd floor suite has kitchenette, slop sink, shared ADA restrooms and common lounge with neighboring tenant. Elevator access. Large open area workstations, 4 offices (3 are combined and can be separated). Private parking for tenants behind building and lot across A Street, or street parking for guests. Suite has Fiber Optics and Wi-Fi Boosters throughout. Large Break Room access on 1st floor with Bar and sitting area. 750 SF suite available on ground level (all open) with restroom and kitchenette. Secure card access to all suites. Tenant pays janitorial.